065.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,800 / 861,800
					USE VALUE:	861,800 / 861,800
					ASSESSED:	861,800 / 861,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYLE CHRISTOPHER--ETAL
Owner 2:	DOYLE BRINE ETHEL
Owner 3:	
Street 1:	1 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,473 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2519 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7473.000	406,500	4,400	450,900	861,800
Total Card	0.172	406,500	4,400	450,900	861,800
Total Parcel	0.172	406,500	4,400	450,900	861,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.15 | /Parcel: 342.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41476
GIS Ref:
GIS Ref:
Insp Date: 12/22/08

!5584!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,600	4400	7,473.	450,900	861,900	861,900	Year End Roll	12/18/2019
2019	101	FV	308,300	4400	7,473.	418,700	731,400	731,400	Year End Roll	1/3/2019
2018	101	FV	308,300	4400	7,473.	418,700	731,400	731,400	Year End Roll	12/20/2017
2017	101	FV	308,300	4400	7,473.	367,200	679,900	679,900	Year End Roll	1/3/2017
2016	101	FV	308,300	4400	7,473.	335,000	647,700	647,700	Year End	1/4/2016
2015	101	FV	300,800	4400	7,473.	296,300	601,500	601,500	Year End Roll	12/11/2014
2014	101	FV	300,800	4400	7,473.	280,200	585,400	585,400	Year End Roll	12/16/2013
2013	101	FV	300,800	4400	7,473.	266,700	571,900	571,900		12/13/2012

PRINT

Date	Time
12/10/20	20:27:06

LAST REV

Date	Time
06/04/15	14:06:08

philc

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20901-441		12/1/1990		99	No	No		A

USER DEFINED

Prior Id # 1:	41476
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2015	583	Re-Roof	4,900					
5/18/2010	455	Porch	39,610					10X23 FRONT PORCH
9/16/2008	1138	Re-Roof	5,000					front only
10/10/1996	521		60,000					5X20/7X13/NEW BATH
6/23/1992	264	Manual	2,400					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
12/22/2008	Meas/Inspect	372	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7473		Sq. Ft.	Site		0	70.	0.86	12									450,931						450,900	

Total AC/HA: 0.17156 | Total SF/SM: 7473 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 450,931 | Spl Credit | Total: 450,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09948623
Const Adj.:	0.98990101
Adj $ / SQ:	136.048
Other Features:	87050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499438
Depreciation:	92896
Depreciated Total:	406543

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

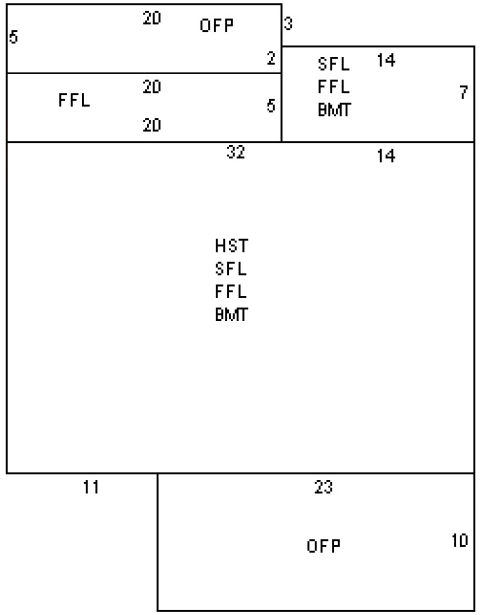
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.65
Special Features:	0	Val/Su Net:	113.55
Final Total:	406500	Val/Su SzAd	174.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,014	136.050	137,952
BMT	Basement	914	46.120	42,154
SFL	Second Floor	914	136.050	124,348
HST	Half Story	408	136.050	55,508
OFP	Open Porch	330	21.280	7,023

Net Sketched Area:	3,580			Total:	366,985
Size Ad	2336	Gross Are	3988	FinArea	2519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1928	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400